

TOWN OF BROOKHAVEN
INDUSTRIAL DEVELOPMENT AGENCY

MEETING MINUTES

AUGUST 18, 2021

MEMBERS PRESENT: Frederick C. Braun, III
Martin Callahan
Lenore Paprocky
Gary Pollakusky

EXCUSED MEMBERS: Felix J. Grucci, Jr.
Ann-Marie Scheidt
Frank C. Trotta

ALSO PRESENT: Lisa M. G. Mulligan, Chief Executive Officer
Lori LaPonte, Chief Financial Officer
Annette Eaderesto, IDA Counsel (via phone)
William F. Weir, Nixon Peabody, LLP
Howard Gross, Weinberg, Gross & Pergament (via phone)
Jocelyn Linse, Executive Assistant

Chairman Braun opened the IDA meeting at 9:20 A.M. on Wednesday, August 18, 2021, in the Town of Brookhaven Industrial Development Agency Conference Room on the Second Floor of Brookhaven Town Hall, One Independence Hill, Farmingville, New York. A quorum was present.

MEETING MINUTES OF JULY 28, 2021

The motion to approve the meeting minutes of July 28, 2021 was made by Mr. Pollakusky and seconded by Ms. Paprocky. All voted in favor.

CFO'S REPORT

Ms. LaPonte presented the Budget vs. Actual Report for the period ending June 30, 2021. The motion to accept this report was made by Mr. Pollakusky, seconded by Ms. Paprocky and unanimously approved.

IDA Meeting
August 18, 2021

Insurance policies are due to renew in August, the majority of the policies are renewing with 1% to 2% cost increases; the cost of the cyber policy has doubled due to the rise in cyber crime.

The 2022 budget is being prepared and a Finance Committee meeting will be held in September. The budget is due by November 1, 2021. Mr. Weir added that prevailing wage statutes may impact the budget.

AVR-SP BROOKHAVEN JV, LLC – APPLICATION

Ms. Mulligan presented the application for AVR-SP Brookhaven JV, LLC, a joint venture between AVR Realty and Scannell Properties for a speculative industrial project on 48 acres of vacant land in the Shirley Industrial Park. This approximately \$72 million project calls for the construction of a 150,000 square foot building and a 250,000 square foot building and expects to create 70 full-time equivalent employees. Exemptions from mortgage recording tax and sales tax have been requested as well as a 15-year PILOT. A mini storage facility is part of this development but will not be considered for IDA benefits.

The motion to accept the application was made by Mr. Pollakusky and seconded by Ms. Paprocky. All voted in favor.

LONG ISLAND SURF PARK, LLC – FINAL AUTHORIZING RESOLUTION

The cost benefit analysis, PILOT and an updated feasibility study were included in the meeting packets. A public hearing was held for this recreational facility with no comment received.

John Zollo joined the meeting by phone at 9:41 A.M.

Special insurance may be required due to the nature of this project. The motion to approve this resolution was made by Mr. Pollakusky, seconded by Ms. Paprocky and unanimously approved.

Renee Reynolds and Josh Seiden joined the meeting by phone.

BACTOLAC PHARMACEUTICAL, INC. – FINAL AUTHORIZING RESOLUTION

IDA Meeting
August 18, 2021

The cost benefit analysis and PILOT were included in the meeting packets. A public hearing was held with no comment received. The motion to approve this resolution was made by Mr. Pollakusky and seconded by Mr. Callahan. All voted in favor.

All project representatives disconnected from the meeting.

CEO'S REPORT

On the Common at Rocky Point Request

This senior housing project that is currently under construction in Rocky Point has requested a year extension on their completion date and sales tax exemption. An increase in sales tax has not been requested.

The motion to extend the completion date and sales tax exemption until December 31, 2022 was made by Mr. Callahan, seconded by Mr. Pollakusky and unanimously approved.

EB at Mt. Sinai Request

EB at Mt. Sinai has submitted a request to re-finance two mortgages on the senior housing facility. There is \$47 million outstanding and a new mortgage for \$85 million will be in place.

The motion to approve this request was made by Mr. Pollakusky and seconded by Mr. Callahan. All voted in favor.

Uniform Tax Exemption Policy (UTEP)

The Uniform Tax Exemption Policy (UTEP) may be amended to address warehouse/distribution speculative projects. Thresholds may be put in place and the number of jobs may be tied to how much of a PILOT is granted.

Ms. Eaderesto joined the meeting by phone at 10:08 A.M.

IDA Meeting
August 18, 2021

Discussion followed on potential changes to the UTEP including commercial/recreation/retail projects. A public hearing would need to be held before the amended UTEP could be adopted.

Multiple newspaper articles were included in the meeting packets. At Mr. Pollakusky's request, a representative from Todd Shapiro Associates will be invited to resume presenting marketing updates at board meetings. Ms. Mulligan has been selected by Long Island Business News to receive a Top 50 Women award; the ceremony will be held on October 28, 2021.

The motion to close the IDA meeting at 10:30 A.M. was made by Mr. Callahan and seconded by Ms. Paprocky. All voted in favor.

The next IDA meeting is scheduled for Wednesday, September 15, 2021.